

PETITION FOR ZONING VARIANCE 84-233-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 100.1 to permit accessory structures (pool and mechanical area) in the side yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
The side yard is a more desirable location for the swimming pool for the following reasons:

1. The side yard is closer to and functions better with the existing patio, family room, kitchen and changing area.
2. The view of the rear yard and adjacent wooded area will not be obstructed.
3. The side yard is closer to electric service.
4. Side yard construction will require less disruption of the site.
5. The side yard is more sunny without removing or topping trees.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
(Type or Print Name)
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Human & Rohde, Inc. (Arch.)
Name
110 E. Pennsylvania Ave., Towson, 825-3885
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1984, at 9:30 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over) MICROFILMED

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Attorney for Petitioner: _____
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Contract Purchaser: _____
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(Type or Print Name)
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
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Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over) MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

Mr. & Mrs. Samuel S. Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

cc: Human & Rohde, Inc.
110 E. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of February, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: Samuel S. Kahan, et ux
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 28, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Samuel S. Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

RE: Case No. 84-233-A (Item No. 182)
Petitioner - Samuel S. Kahan, et ux
Variance Petition

Dear Mr. & Mrs. Kahan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Human & Rohde, Inc.
110 E. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLIS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 176, 177, 179, 182, 183, 184, 187, 188, 189, & 190 ZAC-Meeting of Jan. 24, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 176, 177, 182, 183, 184, 187, 188, 189, and 190.

Michael S. Pizdigan
Traffic Engineering Assoc. II

MSF/ccs

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/24/84
Item # 182
Property Owner: Samuel S. Kahan, et ux
Location: Velvet Valley Way

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Belter
Eugene A. Belter
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 182, Zoning Advisory Committee Meeting of JAN 24, 1984
Property Owner: Samuel S. Kahan, et ux
Location: N/S Velvet Valley Way District 3
Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chabroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 182
Page 2

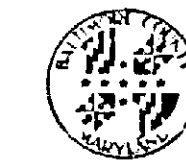
- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 17 of the Baltimore County Code, the water well yield test shall be valid until _____
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others This site is served by a drilled well and sewage disposal system, both of which appear to be in satisfactory condition.
As indicated on the plat plan, the edge of the pool should be kept a minimum of 20 feet from the edge of the seepage pit. The mechanical area and any other permanent appurtenances should be kept 20 feet or more from the edge of the seepage pit.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

ZONING DESCRIPTION

Beginning on the north side of Velvet Valley Way 50 feet wide, at the distance of 195+ feet east of Verdant Ct. Being Lot 16, Block D, in the subdivision of Velvet Valley. Book No. 30 Folio 147. Also known as 2420 Velvet Valley Way in the 3rd Election District.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

March 8, 1984

Mr. & Mrs. Samuel S. Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

Re: Petition for Variance
N/S Velvet Valley Way, 195' E of Verdant
Ct. (2420 Velvet Valley Way)
Samuel S. Kahan, et ux - Petitioners
Case No. 84-233-A

Dear Mr. & Mrs. Kahan:

This is to advise you that \$53.37 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128218

DATE 3-13-84 ACCOUNT R-01-615-000

AMOUNT \$53.37

RECEIVED FROM Samuel S. Kahan
FOR Advertising & Posting Case # 84-233-A

1-341
C 012*****53371u 6124A

VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. February 23, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on February 23, 1984 of one time before the 13th day of March, 1984, the last publication appearing on the 23rd day of Feb. 1984 1984.

THE JEFFERSONIAN

Cost of Advertisement, \$ 18.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District Ind Date of Posting 2-24-84
Posted for: Marion...
Petitioner: Samuel S. Kahan, et ux
Location of property: N/S Velvet Valley Way, 195' E of Verdant Ct. (2420 Velvet Valley Way)
Location of Signs: N/S of Velvet Valley Way on front of 2420 Velvet Valley Way
Remarks:
Posted by: S. J. [Signature] Date of return: 3-2-84
Number of Signs: 2

February 14, 1984

Mr. & Mrs. Samuel S. Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

NOTICE OF HEARING

Re: Petition for Variance
N/S Velvet Valley Way - 195' E of
Verdant Ct. (2420 Velvet Valley Way)
Samuel S. Kahan, et ux - Petitioners
Case No. 84-233-A

TIME: 9:30 A.M.

DATE: Tuesday, March 13, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Human & Rohde, Inc.
110 E. Pennsylvania Avenue
Towson, Maryland 21204

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124047

DATE 4/11/84 ACCOUNT R-01-615-000
AMOUNT \$35.00

RECEIVED FROM Sally Kahan
FOR Item 82 Samuel Kahan
C 043*****35001b 6124A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 23, 1984

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THE JEFFERSONIAN

Cost of Advertisement, \$ 18.00

PETITION FOR VARIANCE

3rd Election District

LOCATION: North side Velvet Valley Way, 195 ft. East of Verdant Ct. (2420 Velvet Valley Way)

DATE & TIME: Tuesday, March 13, 1984 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit accessory structures (pool and mechanical area) in the side yard instead of the required rear yard

Being the property of Samuel S. Kahan, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Feb. 23

PETITION FOR VARIANCE
3rd Election District

ZONING: Petition for Variance
LOCATION: North side Velvet Valley Way, 195 E. East of Verdant Court (2420 Velvet Valley Way)
DATE & TIME: Tuesday, March 13, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Per: *Handwritten signature*

ITY NEWSPAPERS OF MARYLAND, INC.
Westminster, Md., Feb. 23/19. 84
L59161

TIFY that the annexed Petition for Variance
y of Feb. 19. 84, in the
county Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
roll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
ity Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland.

ITY NEWSPAPERS OF MARYLAND, INC.
Per: *Handwritten signature*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 7, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Samuel S. Kahan, et ux
84-233-A

There are no comprehensive planning factors requiring comment on this petition.

Handwritten signature: Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

HUMAN & ROHDE, INC.
110 E. Pennsylvania Ave.
TOWSON, MARYLAND 21204

(301) 825-3885

LETTER OF TRANSMITTAL

DATE: 3-23-84

TO: ZONING COMMISSIONER
JEAN JUNG

RE: KAHAN RESIDENCE

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	3-23-84	1	PERMISED SITE PLAN AS REQUESTED
			Case # 84-233-A

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO _____

SIGNED: *Handwritten signature: John C. Polite*

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 14, 1984

Mr. and Mrs. Samuel Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

RE: Petition for Variance
N/S of Velvet Valley Way, 195' E
of Verdant Ct. (2420 Velvet Valley
Way) - 3rd Election District
Samuel S. Kahan, et ux - Petitioners
NO. 84-233-A (Item No. 182)

Dear Mr. and Mrs. Kahan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Handwritten signature: Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 28, 1984

Mr. & Mrs. Samuel S. Kahan
2420 Velvet Valley Way
Owings Mills, Maryland 21117

RE: Case No. 84-233-A (Item No. 182)
Petitioner - Samuel S. Kahan, et ux
Variance Petition

Dear Mr. & Mrs. Kahan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Handwritten signature: Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Human & Rohde, Inc.
110 E. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED TALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

February 1, 1984

Dear Mr. Jablon:

Comments on Item # 182 Zoning Advisory Committee Meeting are as follows:

Property Owner: Samuel S. Kahan, et ux
Location: N/S Velvet Valley Way 195' E. Verdant Court
Existing Zoning: R-10
Proposed Zoning: Variance to permit accessory structures (Pool and Mechanical area) in the side yard in lieu of the required rear yard.

Address: 1144-97/357 x 360.08/395.38
District: 3rd.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 which includes all applicable codes and other applicable codes.

(B) A building/structure shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1407 and Table 1402, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the service of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Handwritten signature: Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:ee

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
474-4500

PAUL H. REINCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Samuel S. Kahan, et ux
Location: N/S Velvet Valley Way 195' E. Verdant Court
Item No.: 182
Zoning Agenda: Meeting of January 24, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Handwritten signature: George W. Regan*
George W. Regan, Chief
Fire Prevention Bureau

/mb

ZONING DESCRIPTION

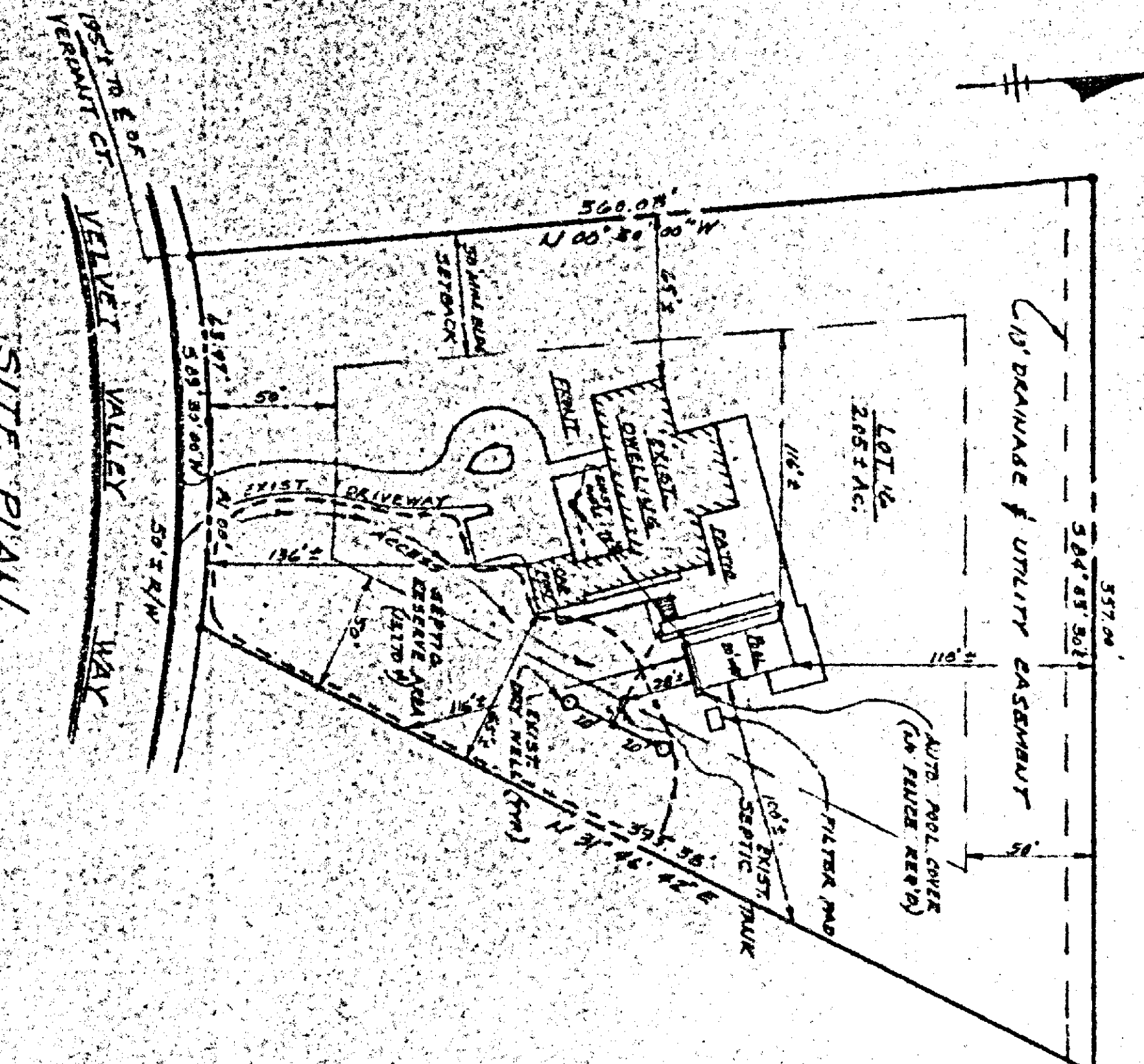
Beginning on the north side of Velvet Valley Way 50 feet wide, at the distance of 195 feet east of Verdant Ct. Being Lot 16, Block D, in the subdivision of Velvet Valley. Book No. 30 Folio 147. Also known as 2420 Velvet Valley Way in the 3rd Election District.

OFFICE COPY

MARYLAND POOLS INC.

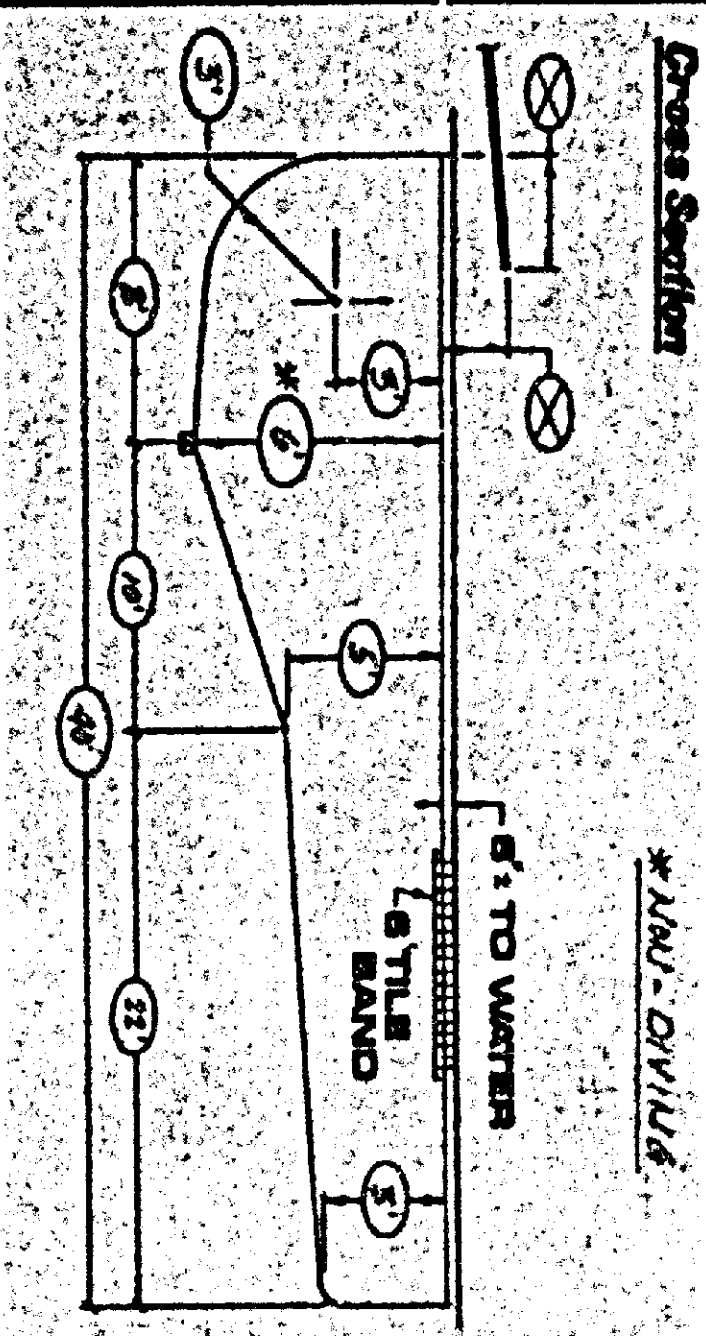
887 BALTO. NATIONAL PIKE
BALTIMORE, MD. 21228
744-8787

POOL ELEVATION: 57.0'

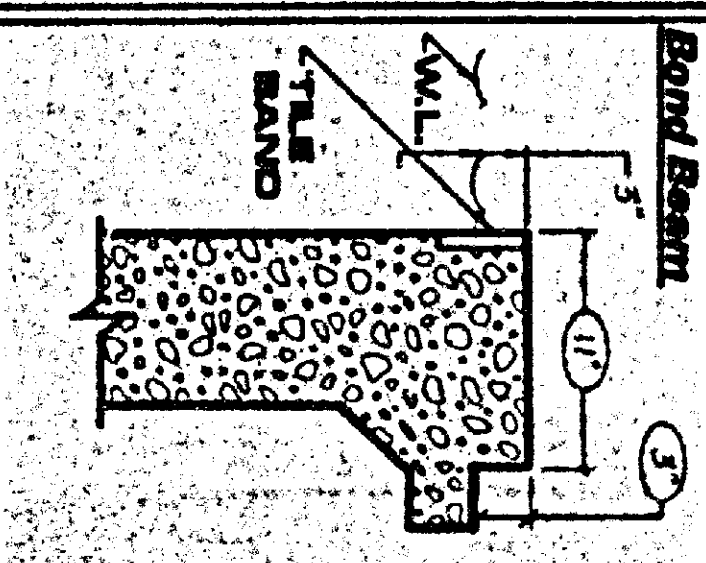


SITE PLAN
SCALE: 1"=30'

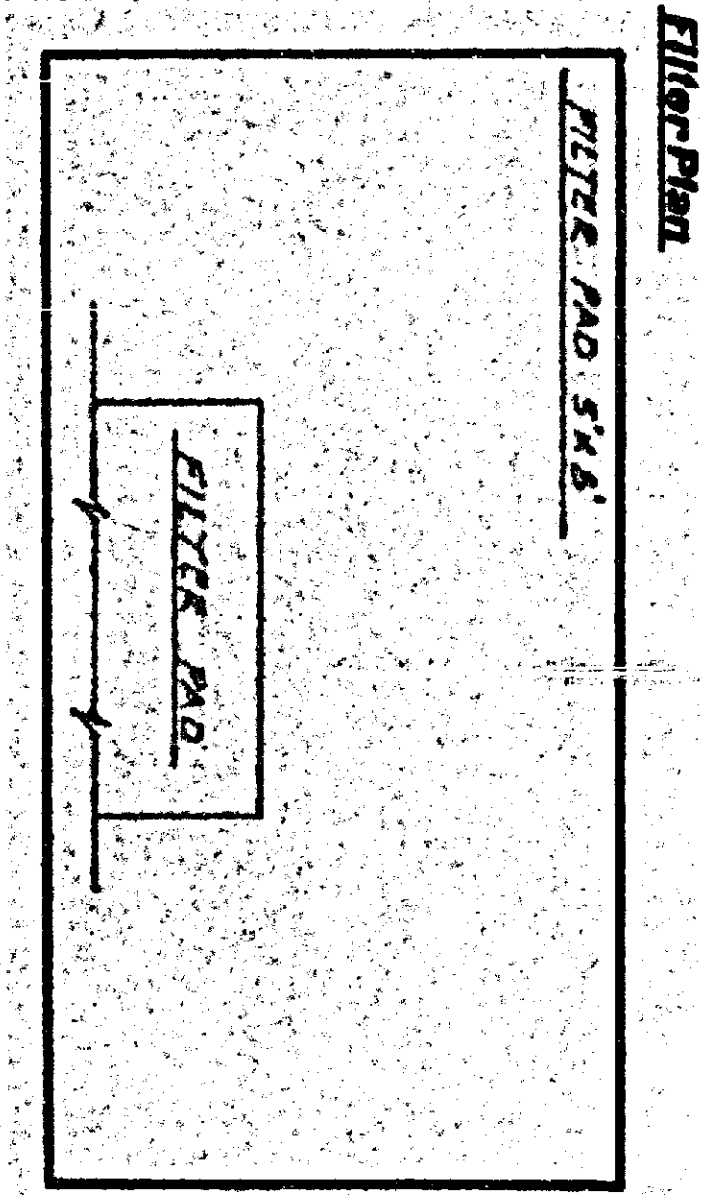
VELVET VALLEY SUBDIVISION
DISTRICT 3, ZONED R.C.5
LOT 16, BLOCK D, BOOK 45-30, FOLIO 147



Cross Section
*NEW DIVING
6" TO WATER
8" TILE BAND



Bond Beam
8" TILE BAND



Filter Plan
FILTER PAD 5/8"

DIRECTION:
E-405 (2) TO ROCK HEIGHTS AVE. EXIT, PROCEED NORTH, PASS STEVENSON APPROX. 4.5 MILES TO VELVET VALLEY HWY. ON LEFT, TURN LEFT & PROCEED ALONG AS FAR AS VERMONT CT. STOP AT RIGHT #2430 VELVET VALLEY HWY.

LEAD GENI:
CALL MR. HEWITT-572-2239 FOR ALL DIAL DUMP SITE & BACKLAW.

EQUIPMENT LIST

- DIRTY, ALL ON SITE
- TILE: STAINLESS
 - CORNER: STAINLESS
 - STEPS: INCLUDED STYLE: STD.
 - FINISH: MARBLE
 - FILTER: DELTA W/1/2 HP PUMP
 - SAFETY EQ.: STAINLESS
 - CLEANING EQ.: STAINLESS
 - VACUUM EQ.: STAINLESS
 - DIVING EQ.: NONE
 - LADDERS: NONE
 - GRABBERS: NONE
 - LIGHTS: TWO COLOR GLASS
 - WATTS: 500 VOLTS: 110
 - HEATER: GAS, 01, 300,000 BTU
 - SPA: NONE
 - LOVESEAT: ONE, 6" WIDE, JUSTICE
 - DRAWELL: EXISTING
 - SPECIAL EQ.: AUTO COVER
 - SHUT-OFF: AS AND COVER
 - ELECTRICAL: HOOK-UP BY AUTO COVER
 - POOL COVER: FILTER/WATER SALS

SPECIAL NOTES

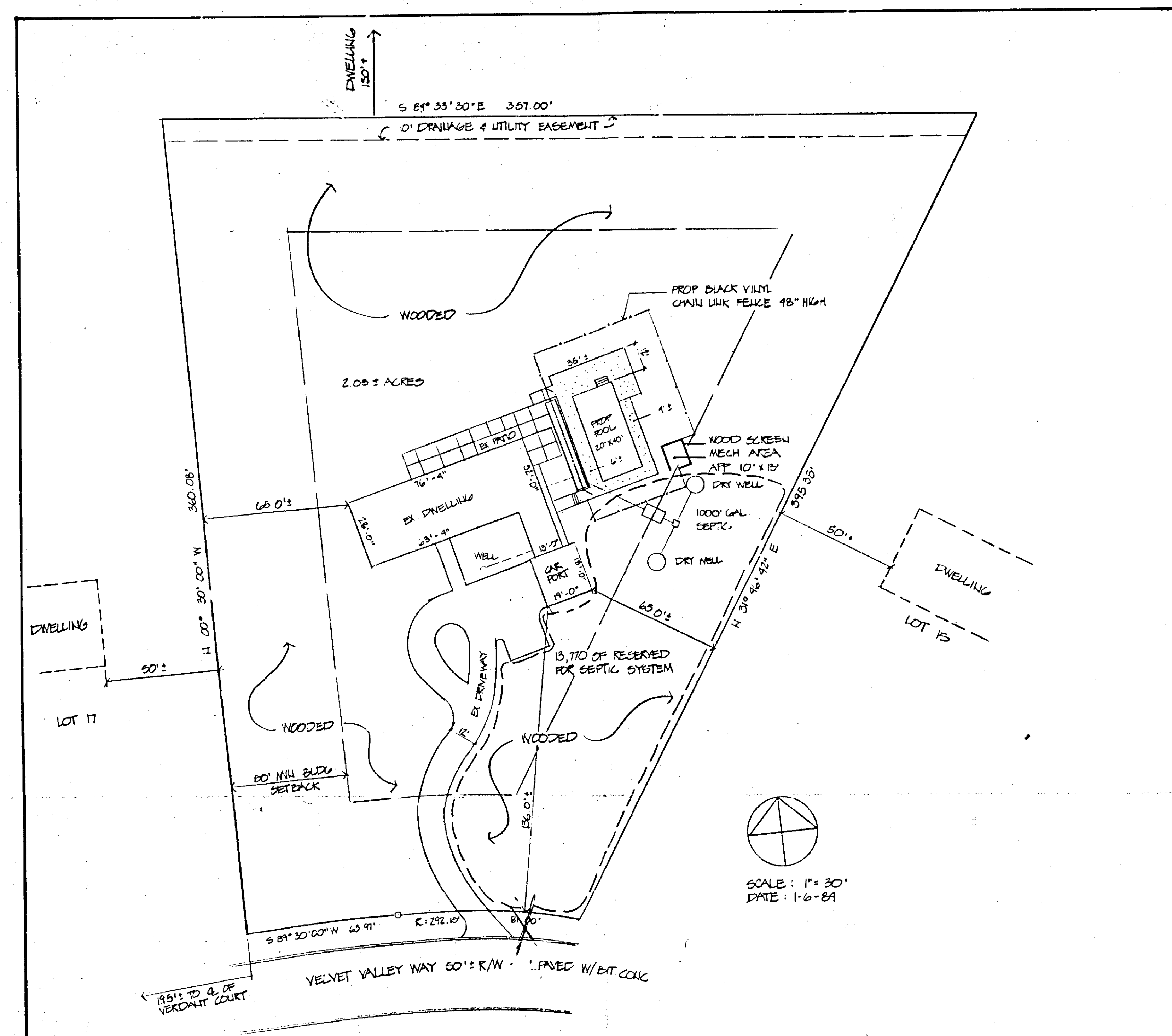
- 1) 120' FT. OF ELECTRIC IN CONCRETE.
- 2) POOL AREA TO BE FINISHED BY PER COUNTY CODES.
- 3) STEPS TO HAVE 12" TREADS & 4" RISES, FOR FIELD 12".
- 4) DO NOT USE POOL LIFTERS OR ROPS. POOL IS SAFETY.
- 5) DO NOT USE BLACK RUBBER ROPS OVER FILLING POOL. IT WILL CAUSE PLASTER & CORROSION.
- 6) SET DOGS CONCRETE SEAL AT LEAST TWICE DAILY FOR 7 DAYS AFTER POUR. EXCEPT TO DRINKS.

POOL DATA

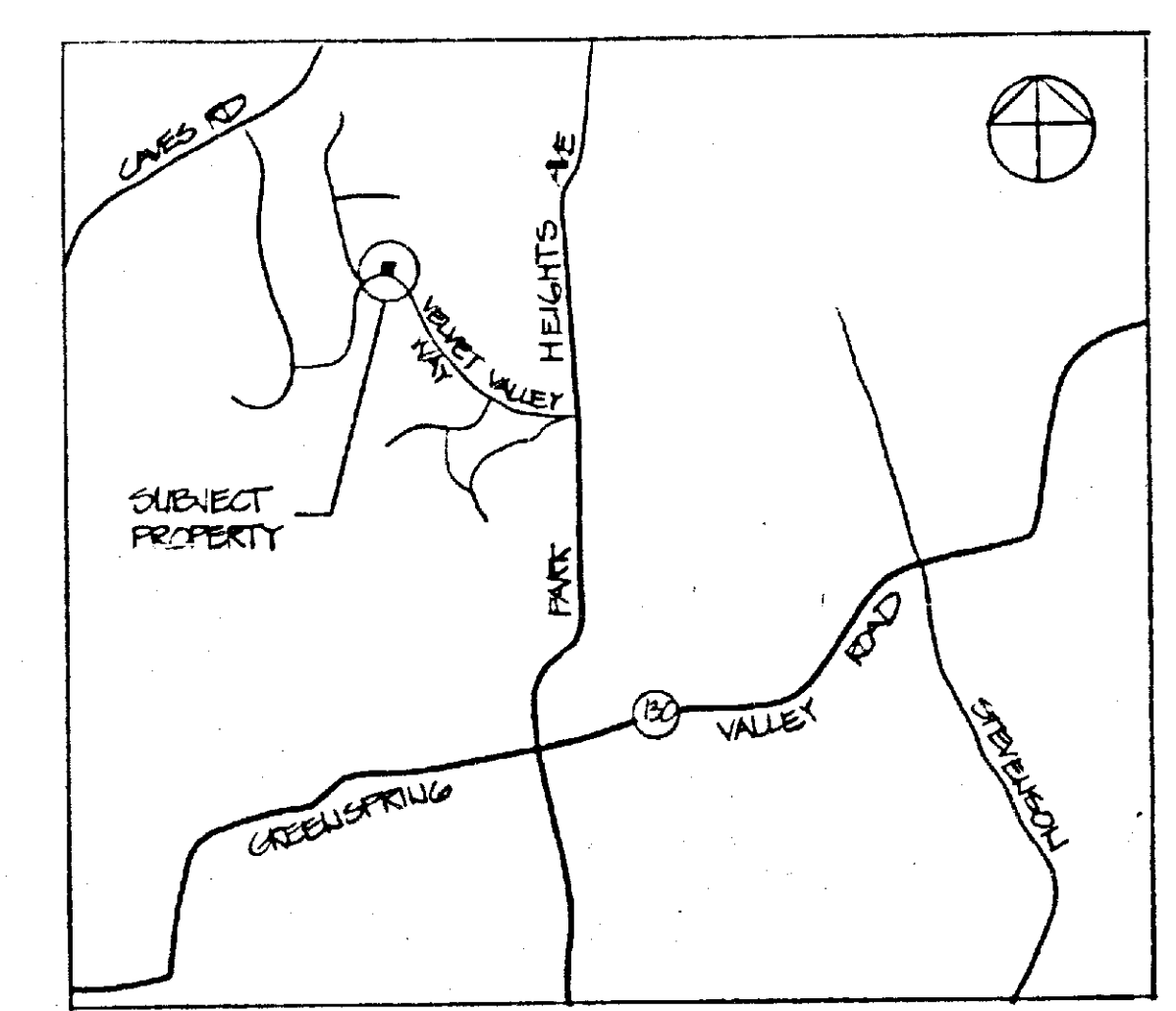
AREA: 60 SQ. FT.
PERIMETER: 120 L.F.
GALLONAGE: 34,550

Owner's Approval - Date

NAME: MR. & MRS. SAMUEL KAHN
ADDRESS: 2420 VELVET VALLEY HWY
CITY: OWINGS MILLS, MD. 21117
TELEPHONE: (410) 363-6305
SCALE: 1"=10'
DRAWN BY: D.T.
DATE: 5-7-84 JOB NO. 16-1648



SCALE: 1"=30'
DATE: 1-6-84



VICINITY MAP
SCALE: 1"=2000'

PLAT FOR ZONING VARIANCE
OWNER - SAMUEL & ANU KAHN
DISTRICT 3, ZONED R.C.5
SUBDIVISION - VELVET VALLEY
LOT 16, BLOCK D, BOOK NO. 30, FOLIO 147
2420 VELVET VALLEY HWY, OWINGS MILLS, MD. 21117

HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 825-3885

